

# Arlington Housing Authority



June 11, 2007

# MISSION

*The MISSION of the Arlington Housing Authority is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination for eligible “Arlingtonians”.*

# GOVERNANCE

The Arlington Housing Authority is governed by a 5-member Board of Commissioners comprised of community leaders who serve without compensation.

The Board of Commissioners set policy for the Arlington Housing Authority.

# AHA BOARD OF COMMISSIONERS



Rick Harris  
Chairman



Mary Jean Moloney  
Vice-Chair



Charles Clawson  
Commissioner



Barb von der Heydt  
Commissioner



Sabrina Young  
Resident Commissioner<sup>4</sup>

# ARLINGTON HOUSING AUTHORITY

- The AHA utilizes federal funding to provide decent, affordable housing and related services for eligible persons
- The programs are tightly regulated
- Frequently audited

# ARLINGTON HOUSING AUTHORITY

The AHA provides:

- Rental Housing Assistance
- Housing Rehabilitation
- Homebuyer Assistance
- Housing for the Homeless
- Opportunities for Family Self-Sufficiency

# Rental Housing Assistance

- Housing Choice Voucher program
- Tenant Based Rental Assistance program
- Supportive Housing program
- Shelter plus Care program

# Housing Choice Voucher Program

- Provides rental housing assistance to qualified persons, elderly and persons with disabilities
- The program assists 2 million families nationwide
- 3,300 households assisted in Arlington

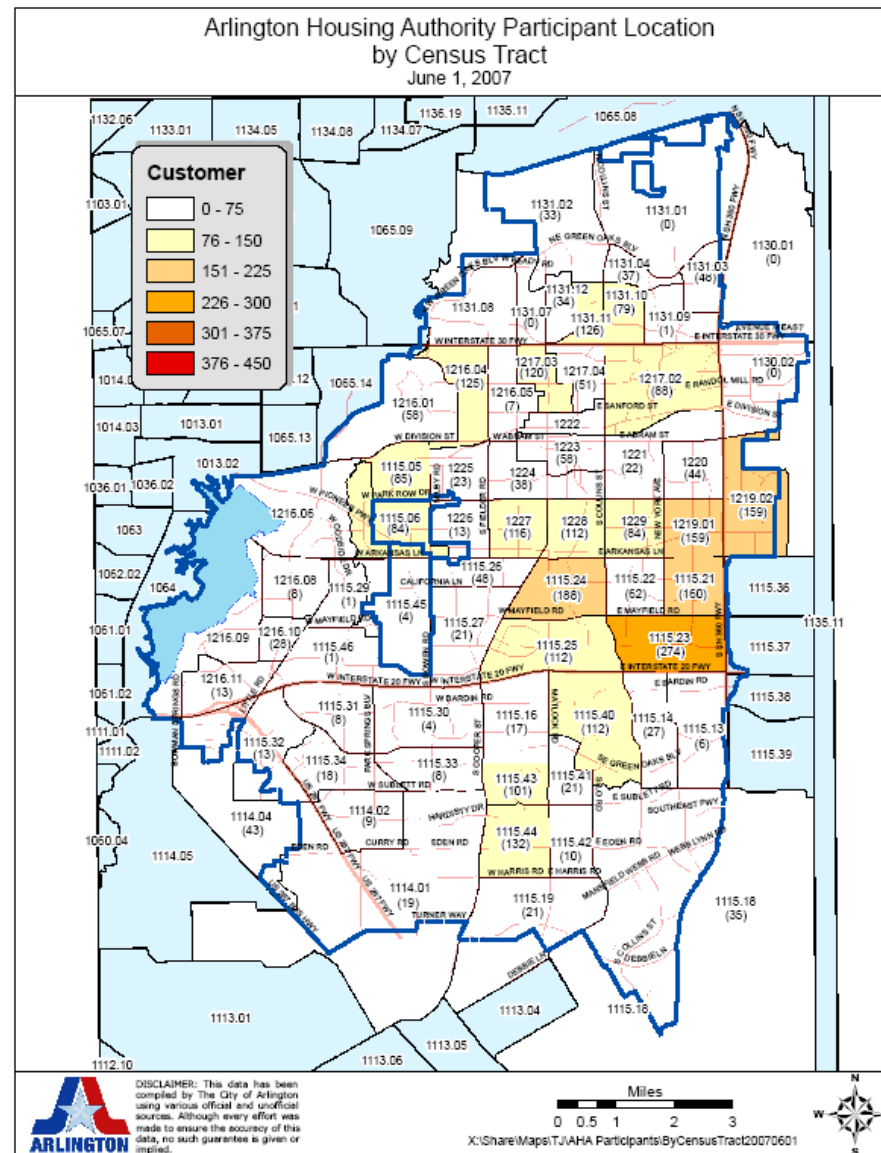


# Housing Choice Voucher Program

## Demographics:

- 48% Elderly or Disabled
- 48% Working
- 4% Welfare (TANF)

# Housing Choice Voucher Program



# HCV Program

## How the Housing Choice Voucher Program Works

# How the HCV Program works

- Interested persons submit an application
- Applications are stored on the waiting list in chronological order
- Applicants are selected in order from the waiting list when funding becomes available (working and residency preference)

# How the HCV Program works

- Applicants are interviewed, income is verified, criminal background history is checked
- Applicants determined eligible receive a Housing Choice Voucher and orientation
- Qualified applicants select suitable rental housing
- The Housing Authority inspects the selected dwelling unit

# How the HCV Program works

If the dwelling passes inspection the AHA:

- Performs a rent reasonableness assessment
- Negotiates a reasonable rent with the owner
- AHA signs a contract with the owner
- Tenant signs a lease with the owner
- AHA establishes the tenant portion of rent

# How the HCV Program works

- AHA pays a portion of rent to the owner
- Tenant pays a portion of rent to the owner
- Total of both payments equals the contract rent
- AHA performs an annual dwelling inspection
- Tenant eligibility assessed annually
- Criminal background history checked annually at time of re-certification

# How the HCV Program works

- Clients are assisted in privately owned rental housing
- Landlord selects the tenant
- Landlord responsible to maintain and manage dwelling unit
- Landlord responsible to enforce lease



## *In Fiscal Year 2006 the AHA.....*

- Reopened the waiting list 3/21/06
- Received 10,000 applications in 12 months



## *In Fiscal Year 2006 the AHA.....*

- Conducted 2,000 initial eligibility interviews for new admissions
- Processed 3,300 re-examinations and 1,600 interim changes
- Performed 9,000 housing inspections
- Received 202,750 telephone inquiries

## *The AHA...*

- Maintains a Quality Control and Program Integrity component
- Complaint Hotline - 817-276-6734
- Family Self Sufficiency component
- Homeownership component

## *In Fiscal Year 2006 the AHA.....*

- Conducted 193 investigations of alleged program abuse
- Cleared 63 clients
- Terminated housing assistance of 53 participants
- Collected \$22,901 in repayment agreements from 20 clients
- Referred 21 cases to the HUD-OIG

## *In Fiscal Year 2006 the AHA.....*

- Processed 19,837 payments to 1,095 participating property owners
- Maintains a highly effective record of making timely rental assistance payments

## *AHA Family Self Sufficiency Program*

- Helps participants transition to economic self sufficiency and homeownership
- Assisted 5 FSS participants to attain their 5-year goals, graduate from FSS, and purchase a home
- Increased the total number of program graduates to 55

# *Housing for the Homeless*

- Shelter plus Care program
- Supportive Housing program
- Tenant Based Rental Assistance

# *Housing for the Homeless*

- Designed to provide transitional housing for persons that are homeless
- Homeless persons have more than just a housing problem
- These HUD funded programs require support services in addition to housing assistance



# *Housing for the Homeless*

The AHA provided essential housing and other services for 178 homeless persons and families through 3 federally funded programs

The Homeless programs are similar to the Housing Choice Voucher program

# *The Housing Rehabilitation Program*

- Preserves decent affordable housing for income qualified senior citizens and disabled homeowners
- Brings substandard homes up to standards
- Completed rehabilitation of 70 homes
- Expended an average of \$10,774 per unit

# *Arlington Homebuyers' Assistance Program*

- Enabled 68 low and moderate income families become first time homeowners
- Provided \$444,700 in down payment and closing cost assistance

## *Arlington Housing Finance Corporation*

- Issued \$12 million in bonds to enable moderate income families become first time homebuyers
- Assisted 72 families with loans totaling \$10 million
- Low interest loan + 4% down payment closing cost assistance

# *Landmark Preservation Commission*

- Provide ongoing staff support
- Historic Resources Survey – underway – updating the 1987 survey
- Historic Preservation Summit
- Historic Markers – City Hall , George Stevens Park and Emmanuel Church of God in Christ

*The AHA received national recognition for management of disaster relief and recovery efforts....*

- **NAHRO Award of Merit for assisting victims of Hurricane Katrina**
- **Assisted 850 disaster victim households with suitable rental housing and other services**



*The AHA received national recognition from HUD for outstanding performance....*

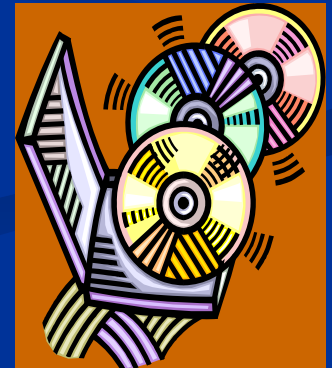
- HUD certified “*High Performing*” housing authority for FY2006
- Scored 100% on all 14 assessment indicators
- Utilized 99.6% of allocated units

# AHA PLANS FOR FY2007



## *Plans for FY2007 include...*

- Develop enhancements to system software to provide improved client accessibility
- Develop a digital briefing orientation presentation in Spanish and English for HCV clients
- Develop a 10-year strategy to address chronic homelessness in partnership with the City and UTA



# LANDLORD PORTAL

The AHA announces the availability of its Landlord Portal - April 2, 2007.

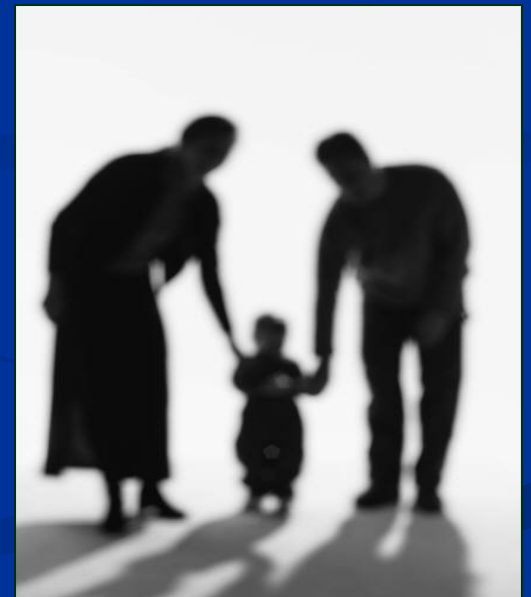
Participating owners have secure internet access to payment detail, payment history and tenant info - 24/7



LANDLORD PORTAL & PHA ACCESS  
PORTAL

# CONCLUSION

Through effective management of resources and service delivery the Arlington Housing Authority enables Arlington families to attain a better quality of life!



# Questions

